



Town of Brookline

Massachusetts

Planning Board

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Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Steve Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES

***Room 408, 4th Floor*, Brookline Town Hall**

March 5, 2014 – 8:15 a.m.

Board Present: Mark Zarrillo, Robert Cook, Steven Heikin, and Steven Kanes

Staff Present: Timothy Richard and Polly Selkoe

Mark Zarrillo called the meeting to order.

SIGN & FAÇADE REVIEW

822 Boylston Street – Construct ADA ramp on northeast side of an office building

Timothy Richard described the proposal to install a new ADA ramp.

Fred Lebow, applicant, was present to discuss the case with the Board. He described the rationale behind the design of the ramp.

Steve Heikin said that the final plans should show a longer ambulance parking area/drop off and the ramp should show a correct maximum slope on the ramp of one over 12.

Mark Zarrillo did not think that the landing in front of the railing was to code. Mr. Zarrillo was not opposed to approving the proposal but did not feel comfortable approving plans that were not up to current building code.

Steve Heikin thought that the Building Department would have to approve the final plans, so it would be ok to approve these plans based on that knowledge. He did not have a problem with the look of the design.

Mark Zarrillo ***motioned to approve.***

Robert Cook ***seconded*** the motion.

After discussion, the Board (4-0) unanimously

VOTED: to approval of the relief and the plans by Gendron, LLC, dated 1/19/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans for the ADA ramp and parking for review and approval by the Building Department and from the Assistant Director of Regulatory Planning.

93 Fisher Avenue – Install a new fence to the rear of a single family home on Olmsted Hill, requiring design review for landscape and fence alterations

Polly Selkoe described the proposal to install a new fence on the rear property line.

Jeff Feuerman was present to discuss the proposal and his desire for a new fence for privacy purposes.

The Board liked the design and did not have a problem with the installation of a new fence.

Mark Zarrillo *motioned to approve.*

Steve Kanes *seconded* the motion.

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans submitted by Jeff Feureman.

275 Boylston Street – Install façade sign for Valvoline Instant Oil Change

Timothy Richard described the proposal to install new signage for Valvoline.

The Board was supportive of the sign changes and thought that this would be an improvement from the existing signage.

Mark Zarrillo *motioned to approve.*

Steve Kanes *seconded* the motion.

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by Fairmont Sign Company, dated 7/29/13 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit revised final plans indicating a smaller façade sign along Boylston Street to match the existing sign, and indicating all letter heights and dimensions, and LED lighting for internally illuminated signage, subject to the review and approval of the Assistant Director of Regulatory Planning.

2. Prior to issuance of a building permit, all unapproved banner signs shall be removed from the building.
3. Any future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

75 Harvard Street – Install new façade and window signage for Brookline Spa

Timothy Richard described the proposal to install a new façade sign and window signs.

The applicant was present to discuss the case with the Board. He clarified that the façade sign is going to be a vinyl wrap on the existing panels. He told the Board that he would like to keep the existing façade signs along Harvard Street and Homer Street, even though they did not comply with the current sign guidelines. They viewed the sign as iconic and historic because it was so unique, and it is the last sign with that type of appearance in town.

Some of the Board were sympathetic to the applicant's desire and didn't see a problem with keeping the existing signs as long as they reduced the window signage to comply with their allowed signage. The applicant said that they would reduce their window signage in order to stay under the allowed signage for the location.

The Board said that would be agreeable.

Mark Zarrillo ***motioned to approve.***
Steve Kanes ***seconded*** the motion.

After discussion, the Board (3-0) 1 abstained

VOTED: to approve the plans by The Sign Post, submitted 2/21/14, subject the following the conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans, with revised window signage, indicating all letter heights and dimensions subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

233 Boylston Street – Install new vinyl windows and vinyl siding

Timothy Richard described the proposal to install new vinyl siding and new vinyl windows.

The applicant discussed the case with the Board and the reason that they want to replace the siding and windows. The Board had questions regarding the clapboard replacement and the applicant submitted a color sample for the clapboard.

Mark Zarrillo thought that the improvements looked good and the Board agreed.

Mark Zarrillo ***motioned to approve.***
Robert Cook ***seconded*** the motion.

After discussion, the Board (4-0) unanimously

VOTED: to approve the façade alterations proposed by Tony Keegan, subject to the following conditions:

1. Prior to the issuance of a building permit, final material description and colors shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.

CIP Letter to Town Meeting Members

The Board discussed the CIP letter to Town Meeting Members. Robert Cook brought up some corrections that he thought should be incorporated. Other Board members discussed other small changes that should be incorporated prior to their final CIP letter to Town Meeting. Polly stated that it would be put on a future evening meeting for final discussion and vote.

Greater Toxteth Neighborhood Conservation District

Neighbors were present to discuss their proposal with the Planning Board. The Board is not required to make a formal recommendation but is welcome to submit a recommendation if it would like to do so.

Representatives were present to discuss the establishment of the new NCD with the Board. Peggy Hogan, 21 Toxteth Street, presented the Board with the proposal and discussed the unique characteristics of the neighborhood. She explained what they are attempting to preserve through the establishment of an NCD.

Dorothea Hess, 94 Perry Street, discussed some of the recent structures that were built that are out of character in the neighborhood. She told the Board that these recent structures encouraged the neighborhood to move forward with the establishment of an NCD. The proposed NCD will allow for a review process for the scale and the massing of any structure, and a consistent front yard setback for new structures.

Steve Kanes asked if there were any neighbors that objected to the NCD. Paul Bell, 35 Dale Street, said that there were some objectors, but there are a higher percentage of residents in favor. Mr. Bell said that the boundary could potentially get smaller but would not get any larger.

Robert Cook was a little troubled that this type of proposal was being discussed at a sign meeting instead of a Planning Board night meeting. Polly Selkoe explained that this proposal is still

preliminary and the input given this morning by the Planning Board was very helpful. She wanted the Board to be informed that this was going to be proposed at Spring Town Meeting. The Board did not have to take a vote at this time. Steve Kanes said that he would like to schedule a night meeting after it is submitted so that the Board could vote on the proposal. He is in support of the NCD.

Robert Cook asked how the boundaries along the edges were established. Dorothea Hess said that the proposal originally included only Toxteth Street; after neighborhood meetings were held about it, other streets asked to be included in the NCD.

Robert Cook had questions about the language of the NCD. The Board encouraged the applicant to clarify some of the language.

Robert Cook asked if an independent study should be completed to ensure that they get this right because this would be the first NCD in town that involves more than one property owner. The neighbors clarified that there was a study completed for the area at the time it was going to be included in the Lawrence LHD.

Steve Kanes said that he would like to support the concept. Mark Zarrillo did not think that they should take a vote on the NCD proposal at the current meeting, but instead wait for an evening Planning Board meeting with more Planning Board members present. The Board agreed.

The Planning Board looked forward to reviewing a revised draft with the language simplified and seeing the support survey information.

MINUTES

Mark Zarrillo *motioned to approve* the minutes from February 12, 2014

Robert Cook *seconded* the motion.

After discussion, the Board (2-0) 2 abstained voted to approve the minutes with revisions.

MEETING ADJOURNED.

Materials Reviewed During Meeting

Staff Reports

Plans and Designs